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Mayor

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OSPCD Executive Director

CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

TO: Zoning Board of Appeals
FROM: Planning & Zoning Division
DATE: April 16, 2020
RE: ZBA 2019-37 E1, 391-395 Somerville Avenue

This memo summarizes the extension submitted for 391-395 Somerville Avenue, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on April 15, 2020 and is scheduled for a public hearing on April 22, 2020.

SUMMARY OF PROPOSAL

Somerville Avenue Trust, LLC is requesting an extension to a SPSR and SP project approval granted on June 19, 2019. The project maintains the existing mixed-use structure and proposes a new, three-family structure on the Church Street portion of the lot. One inclusionary unit will be provided. The request would extend the approval to June 19, 2021.

The applicant requests the extension because they:

- Have had trouble hiring a contractor
- Have had unanticipated the unusually long time to complete civil work
- Experienced delays in executing an AHIP

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